

Work Plan

City of Rockford, Illinois Community Wide Brownfield Assessment Grant (FY 2011)

Project Contact: The City of Rockford, Illinois
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Project Period: October 1, 2010 to September 30, 2013

I. Introduction and Project Overview:

The United States Environmental Protection Agency (U.S. EPA) has awarded the City of Rockford, Illinois (the City) a Brownfields Assessment Grant for the assessment of properties throughout the City. The grant includes \$200,000 for the assessment of sites suspected of contamination by petroleum substances and \$200,000 for the sites suspected of contamination by non-petroleum hazardous substances. Nine (9) Targeted Brownfield Areas, referred to as “Targeted Brownfield Clusters” are proposed to be the focus of this Assessment Grant. Although this is a community-wide assessment grant, this Brownfield effort is targeted for 9 Targeted Brownfield Clusters located in two geographic areas of the City. The first is the “West side” of Rockford which includes 8 Census Tracts and 6 of the 9 Targeted Brownfield Clusters. Within the West Side is the economically distressed area west of the Rock River and South of Auburn Street as well as a major portion of Downtown. Within the West Side, emphasis will be on Riverfront areas in and near the Downtown area, along major transportation corridors such as South Main Street, West State Street, and Auburn Street and deteriorated industrial areas in and near rail yards and rail lines to the south and west of Downtown.

The second geographic area is the “near East and Southeast side” of Rockford. The near East and Southeast side is a smaller area that includes 5 Census Tracts and three (3) of the Brownfield Clusters, two near Downtown on the east bank of the Rock River and the third being the north south rail corridor that parallels the Rock River on the southeast side. Together the two geographic areas will be combined and referred to as the Community Wide (CW) Targeted Brownfield Community consisting of 13 Census Tracts: 8, 10,11,12,13 and 25 through 32.

Unfortunately our community has a disproportionately high number of Brownfield sites. Rockford has strong history of manufacturing that included Ingersoll, Barber Coleman, J.I. Case, National Lock and Sundstrand that reached its apex in the 1960s. By the 1980’s our unemployment had reached 25%, the highest in the nation, as manufacturing operations were moved to other countries. This had a ripple effect that put many small manufacturers out of business. Not only did our community suffer high unemployment,

but also we were left with numerous abandoned or seriously underutilized buildings in older portions of the City including several large industrial concentrations along the Rock River. This, coupled with major changes in the transportation system left many previously thriving commercial areas in these older portions of the City in a state of nearly complete abandonment.

We recognize that our riverfront is a great asset to our City. However, the river historically was an asset for what it provided to industry. Now modern manufacturing is no longer in need of riverfront locations. Our riverfront has a long industrial past that we now desire to redevelop into residential, commercial and recreational use areas.

The Targeted Brownfield redevelopment areas for Hazardous Substance Assessment include the following: 1) West State Street Corridor, 2) Auburn Street Corridor; 3) Southeast Rail Corridor; 4) Downtown; 5) Barber Colman Village (North of Loomis Street and also referred to as the Morgan Street Corridor); 6) North Main Street Museum Campus area; 7) South Main Street/Water Power District Corridor; 8) North Madison Street Riverfront Corridor, and 9) the Ingersoll/ Watch Factory Riverfront area. Each of these Brownfield Clusters falls within one of two geographic areas, the West Side (containing 8 Census Tracts) or the Near East and Southeast side containing 5 Census Tracts. Many of these Targeted Brownfield Clusters have had a Desktop Phase I performed, site prioritization determined, or an eligibility determination matrix prepared and approved. Some of the Targeted Areas that have been included in earlier Brownfields Grants have also had some Phase I ESAs performed. As a result of these initial assessment activities, conducting the Phase Is will not require extensive preliminary work in most cases. Phase II Environmental Site Assessments will be performed at a minimum of 8 sites with at least 5 sites being Petroleum Sites and at least 3 sites being hazardous substance sites. At least 3 sites will be selected for Cleanup and Redevelopment. The Cleanup Planning Reports will be prepared and these sites will be enrolled in the Illinois EPA Site Remediation Program.

We have also targeted three major corridors on the West Side for Petroleum Assessment. Included are West State Street, Auburn Street and Illinois 2 (North and South Main Street). These are areas where we believe new life can be breathed into our community with the creation of new commercial nodes to provide basic retail and other services to these economically distressed areas. Petroleum sites within any of the nine Targeted Brownfield Redevelopment areas would be potential assessment sites.

The tasks and budgets for these two “grant components” are described in Sections II and III. The tasks and budgets for these two grant components mirror each other. For ease of presentation, identical tasks for both components are described together in the text sections below. However, separate budget tables have been prepared for each component. The following tasks comprise the work that the City will complete under the assessment grant:

II. Work Plan Tasks

A: Hazardous Substance Component (\$200,000)

1. Site Prioritization & Eligibility Determinations
2. Conduct Phase I Site Assessments – Individual Sites
3. Phase II Environmental Site Assessments
4. Prepare Remedial Action Plans (Cleanup Plans)
5. Community Involvement/Brownfield Redevelopment Advisory Committee
6. Programmatic Activities

B: Petroleum Component (\$200,000)

7. Site Prioritization & Eligibility Determinations
8. Conduct Phase I Site Assessments – Individual Sites
9. Phase II Environmental Site Assessments
10. Prepare Remedial Action Plans (Cleanup Plans)
11. Community Involvement/ Brownfield Redevelopment Advisory Committee
12. Programmatic Activities

Task 1 and 7: Site Prioritization & Eligibility Determinations

The City has nine areas/corridors that are targeted as part of this grant application. A listing of the properties in these areas are easily compiled through the use of Winnebago County GIS information that is fully assessable by City staff, so funds are not needed to identify sites. Our intent is to utilize these grant funds to prioritize the sites, following Community Involvement through the Brownfield Advisory Committee. Once sites have been prioritized, then eligibility determination information will be gathered (if needed) and submitted to USEPA (hazardous substances) or to IEPA (petroleum) for review. In the case of commingling of hazardous substances with petroleum, the same eligibility determination information will be submitted to the Illinois EPA.

Task 1 and 7: Site Prioritization and Eligibility determination		
Cost will be split between petroleum and hazardous substance budget.		
Activity:	Deliverables:	To Be Completed By:
A. Identify areas that will be included in the site prioritization review.	Description of area	With first quarterly report; January 30, 2011
B. Complete area-wide eligibility determination matrix for first site.	Final matrix	January 30, 2011, and subsequent for each area

Task 2 and 8: Conduct Phase I Site Assessments – Individual Sites

Once sites are prioritized, eligibility determinations have been completed and accepted, then a Phase I Environmental Site Assessment (ESA) will be conducted. All Phase I ESAs will be prepared in accordance with the ASTM E1527-05 standard, which has been approved by USEPA as demonstrating that All Appropriate Inquiry has been conducted as detailed in the November 1, 2005, 40 CFR 312, Standards and Practices for All Appropriate Inquires, Final Rule, which became effective November 1, 2006. The City anticipates conducting seven (7) to nine (9) assessments for hazardous substances and approximately the same for petroleum at an average cost of \$4,000 per site.

Task 2 and 8: Conduct Phase I Environmental Site Assessments – Individual Sites

Phase I assessments will be conducted in accordance with the ASTM standard and IEPA guidelines.

Activities	Deliverables	To be Completed by
A. Conduct Phase I Assessments	Start date identified in quarterly report.	It is predicted that the first Phase Is will be conducted in the fall of 2010. The final Phase I will be conducted by late summer 2013.
B. ASTM /SRP Phase I Report	Phase I ESA Report	The first Phase I ESA Report will be completed by winter of 2011. Final Phase I Report will be completed by late summer 2013.

Task 3 and 9: Phase II Environmental Site Assessments

The City anticipates conducting two (2) to three (3) hazardous and five (5) to seven (7) petroleum Phase II ESAs based on the results of the Phase I ESAs. The number of assessments conducted will, in part, depend upon the size of the selected properties, the nature and extent of the contamination involved and the willingness of the property owner to allow the Phase II work. Three (3) items must be completed by our contracted Brownfields consultant prior to commencing with any Phase II ESA activities. First the contracted consultant must prepare and receive approval from EPA of a Quality Assurance Project Plan (QAPP), Health & Safety Plan (HASP), and Sampling and Analysis Plan (SAP). The Phase II ESAs will be compliant with Illinois EPA Site Remediation Program standards.

The sites where contamination is found will then be enrolled into the Illinois EPA Site Remediation Program (SRP). The SRP is a well-tested and proven voluntary cleanup program. Our intent would be to prepare the enrollment application and take the results of the Phase II ESA work and present that information in the form of a Work Plan with the application. The Work Plan will detail the additional investigative activities that will be needed to define the lateral and vertical extent of the discovered contamination.

The cost of Phase II ESA's varies widely and hazardous substance sites tend to be more costly than petroleum only sites. Costs vary due to the size of the site and the contaminants being evaluated. As part the SRP, many hazardous substance sites are enrolled as a "Comprehensive" site which require analyzing for 122 compounds and results in significant laboratory costs compared to "Focused" sites. Overall Phase II ESA costs can range from \$15,000 to \$65,000 per site. We have found that sites investigated as "Comprehensive", while expensive, best positions the site for redevelopment.

Task 7: Conduct phase II assessments		
Two to 3 hazardous substance sites and 4 to 7 petroleum sites will be assessed, depending upon the complexity and size of the candidate sites, property owner consent.		
Activities	Deliverables	To be Completed by
A. Select sites for Phase II assessment.	EPA notified by e-mail when individual sites are selected.	Ongoing, as sites that meet criteria are identified. Final site

Task 7: Conduct phase II assessments		
Two to 3 hazardous substance sites and 4 to 7 petroleum sites will be assessed, depending upon the complexity and size of the candidate sites, property owner consent.		
Activities	Deliverables	To be Completed by
		identified no later than June 2013.
B. Prepare Site Specific Sampling Plan and SRP Work Plan for Phase II ESA	Site Specific Sampling Plan and SRP Work Plan for each site	For first site – June 30, 2011.
C. Prepare Health and Safety Plan	Health and Safety Plan for each site	For first site – June 30, 2011.
D. Conduct Phase II Field Work	None	For first site - August 31, 2011
E. Prepare Phase II Report	Phase II Report for each site	For first site – October 31, 2011

Task 4 and 10: Prepare Remedial Action Plans (Cleanup Plans)

Following the SRP enrollment (budgeted in this task) and the completion of the Site Investigation step as part of the SRP process, Remedial Objectives/Remedial Action Plans (ROR/RAP) will be prepared. We intend to prepare plans for the three (3) to five (5) Phase II ESA properties total, based on the amount of funding remaining once we get to this step. **This task also includes paying for IEPA project management fees for regulatory review and approval of plans submitted to the IEPA for review under the SRP. The IEPA voluntary cleanup programs are fee-for-service programs. Since all sites for which Phase II ESAs are conducted will be enrolled in the IEPA programs, oversight fees will accumulate beginning with the review of the proposed Phase II Assessment work plan.**

Task : Prepare Remedial Action Plans		
Narrative: Prepare Response Action Plans for the cleanup of releases at properties. This task is identical for hazardous substance and petroleum projects.		
Activities:	Deliverables:	To be Completed By:
A. Refine criteria for selection of sites.	Described in quarterly report	Will be submitted as completed. Predicted completion date is December 31, 2011.
B. Select sites for RAP preparation.	EPA notified by e-mail when individual sites are selected.	As sites that meet criteria are identified. Final site identified no later than April 30, 2013.
C. Prepare Draft RAP	Draft RAP for individual sites	Draft RAP for last site will be completed by July 31, 2013.
D. Finalize RAP	Final RAP for individual sites	Final RAP by September 30, 2013.

Task 5 and 11: Community Involvement

The objective of this task is to inform the community as a whole and the communities in the Brownfields Targeted Areas of: a) the City's intent to conduct environmental assessment activities; b) community input concerning the priorities for assessment activities and future redevelopment; c) the assessment results; and d) cleanup plans and redevelopment efforts. The City intends to rely primarily upon the following Community Outreach efforts: 1) monthly Ward Meetings conducted in the Targeted Areas, especially the Fifth Ward (Alderman Venita Hervey) and the Third Ward (Alderman Douglas Mark); 2) Brownfield Redevelopment Advisory Committee (BRAC)(to be formed during June 2010); 3) Planning and Development Committee Meetings of the City of Rockford, which are open to the public, published in all the media, and reported upon by the media; and 4) the City of Rockford Website, press releases, and legal notices in the local newspapers. The Planning Administrator will request input from the business community, on an as-appropriate basis, during monthly meetings with the Chamber of Commerce and River District Business Association.

Grant funds will be used for the printing of handouts and fact sheets, public notices in the local newspaper, and presentation quality graphic displays to be used at the Ward meetings, BRAC meetings and other community-related meetings. Although not required under assessment grants, the City will utilize considerable in-kind staff time that will be above normal duties related to community involvement.

Task 5 and 11: Conduct Community Involvement		
This task is the same for both the hazardous substances and petroleum grant components.		
Activities:	Deliverables:	To be Completed by:
A. Present information on site selection for assessment activities at the BRAC meetings; convey recommendations of BRAC to the City's Planning and Development Committee.	Report on meetings in quarterly reports. Copies of BRAC agendas and pertinent newsletters included with quarterly reports.	Ongoing throughout grant term. Completed with final quarterly report, September 30, 2013.
B. Report to the BRAC and Planning and Development Committee on assessment results, plans for cleanup and/or redevelopment.	Report on meetings in quarterly reports.	Ongoing throughout grant term. Completed with final quarterly report, September 30, 2013.
C. For situations where business community input is appropriate, present information to Ward Meetings, Chamber of Commerce and the River District during monthly meetings.	Report on meetings in quarterly reports.	Ongoing throughout grant term. Completed with final quarterly report, September 30, 2013.

Task 6 and 12: Program Activities

As part of the grant process, the City will utilize City staff to prepare all quarterly grant reports and the annual financial reports. We also intend to have City staff attend national and state Brownfields conferences and workshop. We intend to use grant funds to cover the travel expenses related to attending these conferences and workshops.

Task 6 and 12: Program Activities		
This Task is identical for petroleum and hazardous substance budgets. Associated costs will be split between the two budgets.		
Activities	Deliverables	To be Completed by
A. Prepare Quarterly Reports	Quarterly Reports	Within 30 days of end of each quarter: April 30, July 30, October 30, and January 30.
B. Complete Brownfield Property Profile Forms for each site	Brownfield Property Profile Form	With quarterly report following completion of Phase I and Phase II reports.
C. Prepare Annual Financial Reports.	Annual Financial Reports	January 30 of each year

III. BUDGET

The Assessment Grant award is for \$400,000; \$200,000 is devoted to petroleum-contaminated sites and \$200,000 is devoted to sites contaminated with non-petroleum hazardous substances. The budgets for these two grant components are provided in detail below.

A. HAZARDOUS SUBSTANCES ASSESSMENT GRANT BUDGET (\$200,000)

Budget - Non-Petroleum Hazardous Substances-Contaminated Sites

The proposed \$200,000 budget (USEPA) for the non-petroleum hazardous materials Assessment Grant focuses on assessment of potentially contaminated properties. **No grant funds will be used for administrative tasks.** Details on the identified tasks are provided below.

II. Work Plan Tasks A. Hazardous Substance Assessment Grant Budget

Budget Categories	Task 1: Site Prioritization & Eligibility Determinations	Task 2: Phase I ESAs	Task 3: Phase II ESAs	Task 4: Cleanup Planning/Site Remediation Program	Task 5: Community Involvement	Task 6: Programmatic Activities	TOTAL
Personnel							
Travel ¹						\$ 3,000	\$ 3,000
Equipment ²							
Supplies					\$ 2,000		\$ 2,000
Contractual ³	\$ 2,500	\$ 32,000	\$100,500	\$ 40,000	\$ 5,000		\$ 180,000
Other: IEPA SRP Fees				\$ 15,000			\$ 15,000
USEPA Grant Total	\$ 2,500	\$ 32,000	\$100,500	\$ 55,000	\$ 7,000	\$ 3,000	\$ 200,000
Project Total	\$ 2,500	\$ 32,000	\$100,500	\$ 55,000	\$ 7,000	\$ 3,000	\$ 200,000

Task 1: Site Prioritization and Eligibility Determination

The contractual line item under this Task is intended to screen individual sites within each of the targeted areas and to perform title survey and legal work; \$1,250 in title survey and title search fees and \$1,250 in legal fees. Eligibility Determinations have already been performed for several of the Targeted Brownfield Areas.

Recommendations for site prioritization will be prepared and reviewed by the BRAC and City Administration.

Task 2: Phase I Environmental Site Assessments at Individual Sites:

This task addresses the completion of approximately 7-9 Phase I Environmental Site Assessments, depending on the size of the properties being assessed, and the nature of their land-use history. The "Contractual" line item addresses the cost of contracting the selected environmental consultants to complete the Phase I Environmental Site Assessments and produce the final written reports of their results. Phase I Assessments will be conducted in accordance with the industry ASTM standards and the guidelines maintained by the Illinois Environmental Protection Agency's voluntary cleanup program.

Task 3: Phase II Environmental Site Assessments:

This task addresses the completion of approximately 2-3 Phase II Environmental Site Assessments (including the necessary quality assurance/quality control documentation), depending on the size of the properties being assessed, and the extent and nature of the contamination present. Phase II Assessments will be conducted in

accordance with the guidelines maintained by the Illinois EPA voluntary cleanup program. The average budgeted estimated cost per investigation, \$33,500 to \$50,250, reflects the anticipated size of the properties we will investigate (5-15 acres), the fact that these are complete assessments sufficient to support full cleanup plans, and the City's practical experience with these types of investigations. In some cases, the Phase II may include Hazardous Materials Building Surveys; in this event, the total number of Phase II Assessments will decrease. The "Contractual" line item addresses the cost of contracting the selected environmental consultants to complete the Phase II Environmental Site Assessments and produce the final written reports of their results.

Task 4: Development of Remedial Action (Cleanup) Plans:

This task addresses the preparation of a "Remedial Action Plan," or cleanup plan, for 1-2 properties, depending upon the size of the properties involved, the nature and extent of contamination present at the property, and the type of the cleanup plan required. The "Contractual" line item addresses the cost of hiring an environmental consultant to prepare the Remedial Action Plan in accordance with the guidelines maintained by the IEPA's voluntary cleanup program. The "Other" line item represents a portion of the user-fees associated with the IEPA's voluntary cleanup program. The voluntary cleanup program is a fee-for-service program that will bill the City for its technical review and oversight of the assessments and review and approval of the cleanup plans for sites enrolled in the program.

Task 5: Site-Specific Community Involvement:

The City intends to inform the community of site selection and assessment results through the Brownfield Advisory Committee, Monthly Ward Meetings, the City Planning and Development Committee meetings and the City's Website. This line item will be used for public meeting and public presentation expenses by the environmental consulting firms, as needed. Additional costs in this category will be borne by the City.

Task 6: Programmatic Expenses:

Most costs in this category including personnel costs will be borne by the City. The travel line item represents one half of the cost of one City staff member attending one EPA regional training conference and one national EPA Brownfields Conference in each of two years (the other half of the travel costs are represented in the petroleum budget).

B Petroleum Assessment Grant Budget (\$200,000)

The proposed \$200,000 budget (USEPA) for the petroleum Assessment Grant focuses on assessment of potentially contaminated properties. No grant funds will be used for administrative tasks. Details on the identified tasks are provided below.

Budget Categories	Task 7: Site Prioritization & Eligibility Determinations	Task 8: Phase I ESAs	Task 9: Phase II ESAs	Task 10: Cleanup Planning/Site Remediation Program	Task 11: Community Involvement	Task 12: Programmatic Activities	TOTAL
Personnel							
Travel ¹						\$ 3,000	\$ 3,000
Equipment ²							
Supplies					\$ 2,000		\$ 2,000
Contractual ³	\$ 5,000	\$ 29,500	\$100,500	\$ 40,000	\$ 5,000		\$ 180,000
Other: IEPA SRP Fees				\$ 15,000			\$ 15,000
USEPA Grant Total	\$ 5,000	\$ 29,500	\$100,500	\$ 55,000	\$ 7,000	\$ 3,000	\$ 200,000
Project Total	\$ 5,000	\$ 29,500	\$100,500	\$ 55,000	\$ 7,000	\$ 3,000	\$ 200,000

Work Plan Tasks B. Petroleum Assessment Grant Proposal Budget

Task 7: Site Prioritization and Eligibility Determination

The contractual line item under this Task is intended to screen individual sites within each of the targeted areas and to perform title survey and legal work; \$2,500 in title survey and title search fees and \$2,500 in legal fees. Eligibility determinations have been performed for some of the Petroleum Brownfield Areas, such as West State Street. If there are unspent funds when this process is completed, these funds will instead be directed toward Tasks 5 and 6. Recommendations for site prioritization will be prepared and reviewed by the BRAC and City Administration.

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Task 8: Phase I Environmental Site Assessments at Individual Sites:

This task addresses the completion of approximately 7-9 Phase I Environmental Site Assessments, depending on the size of the properties being assessed, and the nature of their land-use history. The "Contractual" line item addresses the cost of contracting the selected environmental consultants to complete the Phase I Environmental Site Assessments and produce the final written reports of their results. Phase I

Assessments will be conducted in accordance with the industry ASTM standards and the guidelines maintained by the Illinois Environmental Protection Agency's voluntary cleanup program.

Task 9: Phase II Environmental Site Assessments:

This task addresses the completion of approximately 5-7 Phase II Environmental Site Assessments (including the necessary quality assurance/quality control documentation), depending on the size of the properties being assessed, and the extent and nature of the contamination present. Phase II Assessments will be conducted in accordance with the guidelines maintained by the Illinois EPA voluntary cleanup program. The estimated cost per investigation, roughly \$14,350 to \$20,100, reflects the anticipated size of the properties we will investigate (1-5 acres), the fact that these are complete assessments sufficient to support full cleanup plans, and the City's practical experience with these types of investigations. In some cases, the Phase II may include Hazardous Materials Building Surveys; in this event, the total number of Phase II Assessments will decrease. The "Contractual" line item addresses the cost of contracting the selected environmental consultants to complete the Phase II Environmental Site Assessments and produce the final written reports of their results.

Task 10: Development of Remedial Action (Cleanup) Plans:

This task addresses the preparation of a "Remedial Action Plan," or cleanup plan, for 4-5 properties, depending upon the size of the properties involved, the nature and extent of contamination present at the property, and the type of the cleanup plan required. The "Contractual" line item addresses the cost of hiring an environmental consultant to prepare the Remedial Action Plan in accordance with the guidelines maintained by the IEPA's voluntary cleanup program. The "Other" line item represents a portion of the user-fees associated with the IEPA's voluntary cleanup program. The voluntary cleanup program is a fee-for-service program that will bill the City for its technical review and oversight of the assessments and review and approval of the cleanup plans for sites enrolled in the program.

Task 11: Site-Specific Community Involvement:

The City intends to inform the community of site selection and assessment results through Brownfield Redevelopment Advisory Board Meetings, Monthly Ward Meetings, the City Planning and Development Committee meetings and the City's Website. This line item will be used for public meeting and public presentation expenses by the environmental consulting firms, as needed. Additional costs in this category will be borne by the City.

Task 12: Programmatic Expenses:

Most costs in this category including personnel costs will be borne by the City. The travel line item represents one half of the cost of one City staff member attending one EPA regional training conference and one national EPA Brownfields Conference in each of two years (the other half of the travel costs are represented in the hazardous substances budget).

**KEY CONTACTS FORM**

Authorized Representative: *Original awards and amendments will be sent to this individual for review and acceptance, unless otherwise indicated.*

Name: Wayne M. Dust

Title: Planning Administrator, Community and Economic Development Department

Complete Address: City of Rockford

425 East State Street, Rockford, Illinois 61104

Phone Number: 815-987-5636

Payee: *Individual authorized to accept payments.*

Name: Anthony Cortez

Title: Accountant, Finance Department

Mail Address: City of Rockford

425 East State Street, Rockford, Illinois 61104

Phone Number: 815-987-5524

Administrative Contact: *Individual from Sponsored Program Office to contact concerning administrative matters (i.e., indirect cost rate computation, rebudgeting requests etc.)*

Name: Wayne M. Dust

Title: Planning Administrator

Mailing Address: City of Rockford, 425 East State Street
Rockford, Illinois 61104

Phone Number: 815-987-5636

FAX Number: 815-967-6933

E-Mail Address: wayne.dust@rockfordil.gov

Principal Investigator: *Individual responsible for the technical completion of the proposed work.*

Name: Wayne M. Dust

Title: Planning Administrator

Mailing Address: City of Rockford, 425 East State Street
Rockford, Illinois 61104

Phone Number: 815-987-5636

FAX Number: 815-967-6933

E-Mail Address: wayne.dust@rockfordil.gov

Web URL: <http://rockfordil.gov/>

Wayne Dust, Planning Administrator
City of Rockford, Illinois

Wayne M Dust has over 36 years of experience in city and regional planning, with over 28 years with the City of Rockford, Illinois. He has been the head of the Planning Division of the Department of Community Development since January of 1983 and he served as the City's Plat Officer for 25 years. He also served as the City's Zoning Officer for 22 years. During that time he reviewed over 2,500 zoning applications and nearly 1,000 subdivision proposals, as well as numerous site plans, for compliance with the City's Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. More recently, Mr. Dust has been placed in charge of Long-Range Planning, Neighborhood Planning, and Special Projects that utilize his background in Land-Use as well as Transportation Planning. Mr. Dust has a degree in Geography from De Paul University and a Master's Degree in Geography from Kent State University and is currently pursuing a certificate in Public Administration from Northern Illinois University.

Wayne became the City's Brownfield Coordinator in January of 2003 and has managed the three USEPA Brownfield Cleanup Grants from 2007, the USEPA Assessment Grants from 2003, 2005 and 2007, and the USEPA Brownfield Revolving Loan Fund Grant from 2000, the USEPA Brownfield Assessment Pilot Grant from 2000 and two IEPA Assessment Grants. He attended the USEPA/ ICMA National Brownfields Conference in 2004 (St Louis), 2005 (Denver), 2006 (Boston) and 2008 (Detroit). These conferences have provided extremely valuable training in Brownfields Assessment and Cleanup Planning, Grants Administration and the Grant Application process. Under his direction, the City of Rockford has made important progress towards redeveloping its numerous Brownfield areas, especially those along the Rock River and along major transportation corridors.

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement		ASSISTANCE ID NO.			DATE OF AWARD 09/13/2010
			PRG	DOC ID	AMEND#	
			BF - 00E00435 - 0			MAILING DATE 09/20/2010
			TYPE OF ACTION New			
PAYMENT METHOD: ASAP			ACH# 50102			
RECIPIENT TYPE: Municipal			Send Payment Request to: Las Vegas Finance Center			
RECIPIENT: City of Rockford 425 East State Rockford, IL 61104 EIN: 36-6006082			PAYEE: City of Rockford 425 East State Street Rockford, IL 61104			
PROJECT MANAGER		EPA PROJECT OFFICER		EPA GRANT SPECIALIST		
Mr. Wayne Matthew Dust 425 East State Rockford, IL 61104 E-Mail: wayne.dust@rockfordil.gov Phone: (815) 987-5636		Keary Cragan 77 West Jackson Blvd., SE-7J Chicago, IL 60604-3507 E-Mail: cragan.keary@epa.gov Phone: 312-353-5669		Sandra Wallace Assistance Section, MC-10J E-Mail: wallace.sandra@epa.gov Phone: 312-886-3626		
PROJECT TITLE AND DESCRIPTION CITY OF ROCKFORD ILLINOIS BROWNFIELD ASSESSMENT HAZARDOUS & PETROLEUM The United States Environmental Protection Agency (U.S. EPA) has awarded the City of Rockford, Illinois (the City) a Brownfields Assessment Grant for the assessment of properties throughout the City. The grant includes \$200,000 for the assessment of sites suspected of contamination by petroleum substances and \$200,000 for the sites suspected of contamination by non-petroleum hazardous substances.						
BUDGET PERIOD 10/01/2010 - 09/30/2013		PROJECT PERIOD 10/01/2010 - 09/30/2013		TOTAL BUDGET PERIOD COST \$400,000.00		TOTAL PROJECT PERIOD COST \$400,000.00
NOTICE OF AWARD Based on your application dated 06/15/2010, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$400,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$400,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.						
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)				AWARD APPROVAL OFFICE		
ORGANIZATION / ADDRESS				ORGANIZATION / ADDRESS		
U.S. EPA Region 5 Mail Code MCG10J 77 West Jackson Blvd. Chicago, IL 60604-3507				U.S. EPA, Region 5 Superfund Division 77 West Jackson Blvd., S-6J Chicago, IL 60604-3507		
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY						
SIGNATURE OF AWARD OFFICIAL Digital signature applied by EPA Award Official		TYPED NAME AND TITLE Cyndy Colantoni, Associate Director for Resources Management			DATE 09/13/2010	
AFFIRMATION OF AWARD BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION						
SIGNATURE <i>Wayne Matthew Dust</i>		TYPED NAME AND TITLE Mr. Wayne Matthew Dust, Planning Administrator, City of Rockford, Illinois			DATE 9/27/2010	

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FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$	\$ 400,000	\$ 400,000
EPA In-Kind Amount	\$	\$	\$ 0
Unexpended Prior Year Balance	\$	\$	\$ 0
Other Federal Funds	\$	\$	\$ 0
Recipient Contribution	\$	\$	\$ 0
State Contribution	\$	\$	\$ 0
Local Contribution	\$	\$	\$ 0
Other Contribution	\$	\$	\$ 0
Allowable Project Cost	\$ 0	\$ 400,000	\$ 400,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 101(39) CERCLA: Sec. 104(k)(2)	40 CFR PART 31

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Organization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
ROCKFORD	1005STX099	10	E4	05F1AG7	402D79E	4114	G54GNY00		200,000
ROCKFORD	1005STX099	10	E4	05F1AG7	402D79EBP	4114	G54GOR00		200,000
									400,000

Budget Summary Page

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$0
2. Fringe Benefits	\$0
3. Travel	\$6,000
4. Equipment	\$0
5. Supplies	\$4,000
6. Contractual	\$360,000
7. Construction	\$0
8. Other	\$30,000
9. Total Direct Charges	\$400,000
10. Indirect Costs: % Base	\$0
11. Total (Share: Recipient 0.00 % Federal 100.00 %.)	\$400,000
12. Total Approved Assistance Amount	\$400,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$400,000
15. Total EPA Amount Awarded To Date	\$400,000